

EXHIBIT B - CONDITIONS OF APPROVAL

Minor Use Permit DRC2015-00148 (Rava)

Approved Development

1. This approval authorizes the following:
 - a. A 9,928 square foot (sf) wine production facility within an existing 34,500 sf agricultural barn;
 - b. 830 sf tasting room to be located on the ground floor portion of an existing residence;
 - c. A 500 sf paved outdoor crush pad adjacent to the winery production room on the north side of the barn;
 - d. Maximum production of 10,000 cases of wine annually;
 - e. A modification the ordinance standard (Section 22.70.070) to allow a west side setback of 51 feet to property line.
2. Approvals and conditions associated with Minor Use Permit DRC2010-00086 for Temporary Events remain in effect.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits**, applicant shall submit a revised site plan and floor plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. 10,000 sf of winery production area for processing equipment in the (western) portion of the existing ag building.
 - b. Wine tasting room in the existing meeting room / service bar area
 - c. Crush pad of 500 square feet on the north side of the wine production area

Lighting

4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access

5. **At the time of application for construction permits**, the applicant shall submit site access road construction plans, or a letter from Cal Fire stating the onsite access roads meet current Cal Fire Standards, to the Department of Planning and Building. If construction plans are required, all improvements shall be completed to Cal Fire standards and specifications from project site back to the nearest public maintained roadway.

Agriculture Resource Protection

6. **At the time of application for construction permits and throughout the life of the project**, incorporate best management practices for water conservation purposes throughout the winery facility.

7. **At the time of application for construction permits and throughout the life of the project**, maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation, and protect farmland for agricultural use.

Fire Safety

8. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Conditions to be completed prior to issuance of a construction permit

Environmental Health Department

9. **Prior to issuance of a construction permit**, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:
 - a. If water is made available to 25 or more employees at any one time, or to members of the public, or if either of the kitchens will be used as a commercial kitchen, then the applicant shall be required to have domestic water supply system.
 - b. The applicant shall require a health permit for either of the catering preparation kitchens on the property to function as a commercial kitchen. The applicant shall submit kitchen plans for review and approval by the Environmental Health Department.
 - c. A Hazardous Materials Questionnaire shall be completed for the project and reviewed by the Environmental Health Department. A Hazardous Materials permit may be required.
 - d. The applicant shall verify the water supply and wastewater disposal methods to ensure that they are adequate for this use proposed.
 - e. A detailed plan for pomace and solid waste disposal is required for review and approval by the Environmental Health Department.

Fees

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
11. **Prior to issuance of a construction permit**, the applicant shall comply with all offset requirements set forth in Resolution 2015-0288 regarding the Paso Robles Groundwater Basin.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Fire Safety

12. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

Planning and Building Inspection

13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Access

14. **Prior to occupancy or final inspection**, the Showdown Way driveway approach on Creston Road shall be reconstructed in accordance with County Public Improvement Standard B-1e for high speed rural driveways. All driveway approaches constructed on County roads shall require an encroachment permit.
15. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Wastewater

16. Liquid waste generated by the winery operations must be discharged to a waste water system designed by a civil engineer with expertise in the design of winery wastewater systems and approved by the County Building Official or Regional Water Quality Control Board. Such system shall not create offensive odors or materially impair the quality of groundwater for domestic or agricultural use. Prior to discharge of winery wastewater, the applicant shall obtain approval/permits from the Regional Water Quality Control Board. In no case shall winery wastewater be discharged into a stream or other surface water.

Exterior Lighting

17. **Prior to occupancy or final inspection**, any lighting located or installed on the outside of the winery building shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

On-going conditions of approval (valid for the life of the project)

Time Limits

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Access

20. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be a minimum of 75-feet from the traveled way of any road open to public traffic.
21. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, the placement of event signage.

Recycling

22. The applicant shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

Outdoor Storage

23. Long term outdoor winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than the associated solid fence screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.
24. Any water tanks associated with the project shall be a neutral, non-contrasting color, and landscape screening shall be provided so that the water tanks are not visible from any public road.

Pomace

25. Solid vegetable waste from the winery (pomace) shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

Commercial Kitchen

26. This approval does not allow the commercial kitchen to function as a restaurant (limited food service facility).

